

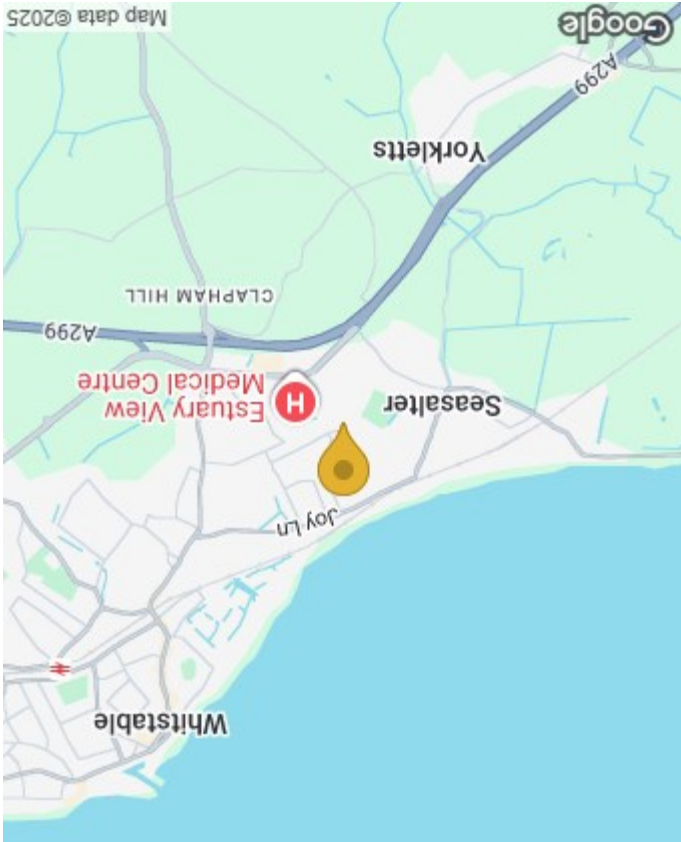


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England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very environmentally friendly - lower CO ₂ emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
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Current	Potential



2 Nightingale Avenue
Whitstable, CT5 4TR



Working for you and with you

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Superb bungalow, stylish presentation throughout.

Flooded with the Whitstable sunshine creating a comfortable and homely feel, the contemporary accommodation comprises a useful enclosed porch, central entrance hall, spacious dual aspect lounge/diner, shaker-style kitchen, Upvc double glazed conservatory with insulated roof overlooking the rear garden, two double bedrooms and a sleek shower room.

The South-Westerly facing rear garden is predominantly laid to paving with a pergola over a decked seating area. Established planting softens this low maintenance garden providing a pleasant space for rest and relaxation or entertaining family and friends. There is a pedestrian gate to the front and a handy enclosed storage area at the other side of the bungalow.

A single garage provides additional storage space and is currently used as a hobby room.

This is an excellent opportunity to purchase a home on the periphery of thriving Whitstable town with its vibrant high street and desirable coastal lifestyle.

£425,000



Enclosed Porch

Brickwork with Upvc double glazed windows above and Upvc entrance door. Light.

Entrance Hall

Upvc part glazed entrance door. Radiator with decorative cover. Thermostat control for central heating. Double power point. Loft access. Wood flooring.

Lounge

18'0" x 14'11" narr to 12'9" (5.51m x 4.57m narr to 3.91m) Upvc double glazed window to the front and Upvc double glazed window to the side. Two radiators, one with decorative cover. Mains smoke detector. Wood flooring. Double doors to the conservatory and opening to the kitchen.

Upvc Conservatory

11'3 x 11'10 (3.43m x 3.61m) The conservatory is cavity brickwork to the lower elevation with Upvc double glazed windows above and Upvc French doors. Insulated roof. Two radiators. Power points. Light. Wood flooring.

Kitchen

12'8 x 8'7 (3.86m x 2.62m) Upvc double glazed window overlooking the rear garden with distant sea glimpses and Upvc double glazed door to the rear garden. Matching range of wall, base and drawer units. Marble effect worktop with upstand and inset composite sink with mixer tap. Induction hob with glass splashback and stainless steel and glass cooker hood above, electric double oven and grill below. Integrated slimline dishwasher. Space and plumbing for washing machine. Integrated fridge and freezer. Cupboard housing Vaillant combination boiler. Inset downlighters. Wood flooring.

Bedroom 1

13'6 x 8'8 (4.11m x 2.64m) Upvc double glazed window to the rear. Radiator.

Bedroom 2

10'5 x 9'1 (3.18m x 2.77m) Upvc double glazed window to the front. Radiator.

Shower Room

7'9 x 5'7 (2.36m x 1.70m) Two Upvc double glazed obscure windows to the front. Suite comprising large fully tiled walk-in shower with mains operated shower unit and hand held shower attachment, wash hand basin set into vanity unit with cupboards below and concealed cistern WC. Chrome heated towel rail. Extractor fan. Inset downlighters. Vinyl flooring.

Single Garage

15'7 x 8'2 (4.75m x 2.49m) Up and over door to the front. Upvc half glazed personal door to the garden. Power and light. Independent consumer unit.

Rear Garden

Predominantly laid to paving with a decked seating area with pergola over. Exterior light, power point and tap. Pedestrian gated access to one side and useful enclosed storage to the other side. Pedestrian access to the garage.

Front Garden

Predominantly laid to plum slate chippings. Block paved pathway to the front door. Established planting. External tap. Block paved driveway to the front of the garage.

Tenure

This property is Freehold

Council Tax Band

Band C: £2047.33 2025/26 May we suggest that interested parties make their own investigations

Dimensions & Floorplans

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Location & Amenities

The picturesque seafront (Seasalter) is closeby (0.5 miles) together with the popular pub and restaurant 'The Rose in Bloom' (0.4 miles).

The local Co-op in Seasalter is 0.5 miles on foot and 0.8 miles by car.

Whitstable, a charming and unique coastal town, with its varied and interesting array of individual retailers, restaurants and colourful arts culture is approximately 1.3 miles.

Excellent medical facilities are available at Estuary View Medical Centre located just over 1.2 miles together with the recently opened Prospect Retail Park which includes a Marks & Spencers Food Hall.

More extensive shopping facilities are available in Canterbury approximately 6.5 miles.

Major road links are easily accessible via the A299.

